

## TASK FORCE MEETING JULY 10

### Task force Feedback/Comments

JULY  
10

7:00 pm

#### Task Force Attendance

- Matt Lyttle, Co-Chair
- Rita Zimmerman
- Alan Ackerman
- Debbie Gerald
- Fred Cornett
- Nazir Bhagat

Approved  
August 7, 2018

#### Open Comment Period

Community member shared enthusiasm about the study and is encouraged by the ideas coming forward.

#### Meeting Summary

Staff provided previous meeting summaries to the task force for their review. Meeting summaries were accepted with minor modifications.

*Task force member asked about status of the Open Submission process.* Staff shared the Submission Form had not been added to the website as yet, but will be by the close of the business week.

#### PRESENTATION AND LAND USE EXERCISE

*Staff began with a thought exercise, asking the group to consider (in detail) the future of the Lincolnia Community 20 years from now.*

#### **Responses**

- Modern buildings
- Community area and gathering space
- Small urban space where all aspects are contained (live/work/shop/play)
- Gondola from CBC to Landmark Mall
- Green space, destinations → after work, bring kids, outdoor movies
- Walkable
- Accessible to transit
- Sees it as it is today, will be some organic changes that drive higher quality retail
- Traffic may will impede visionary future
- Pedestrian friendly, traffic calming, with residential above retail
- Place for out of town visitors
- Local vehicular travel easier
- Civic amenities such as skating rink, public art, gathering space, etc.

#### HOUSING CHOICES

[www.fairfaxcounty.gov/planning-zoning/lincolnia](http://www.fairfaxcounty.gov/planning-zoning/lincolnia)

FC DPZ

*Staff asked the task force consider what housing types of housing options they envision.*

**Response**

- Senior housing on at least 1 site (or 2)
- Apartments, condos, with ground floor retail (4-5 stories)
- Residential tower – 20 stories
- Add density to preserve single family neighborhoods
- Loft-style residential units (lots of light, large windows)
- Live/work for young families, young professionals
- Empty nesters looking to downsize that want easy access to shops
- Allow flexibility w/ unit types and mixes
- Weyanoke Elementary School – majority students coming from transitional areas; new housing will probably be in the same school pyramid – current transportation challenges; need for safe, non-vehicular access and transportation to and from schools to CBC
- Missing sidewalks and high-speed vehicles
- Needs improved connectivity to surrounding community assets (i.e. Green Springs Gardens, schools)

**INFRASTRUCTURE & AMENITIES**

*Staff asked what resources or infrastructure would be needed to support their vision.*

**Responses**

- Need to improve transportation network, including access to Plaza at Landmark site
- Transit needed to improve congestion/SOVs
- Short commute (within 2 miles) and long distance commutes needs to be considered
- Good selection of retail categories (i.e. restaurants, clothing, coffee, hardware, etc.), service and entertainment
- Mom-pop more so than big box
- Community organization (BID?) to organize events, trash maintenance
- Service-oriented medical, urgent care
- Wineries could have small pop-ups

**FOCAL POINTS & BUILDING HEIGHTS**

*Staff also provided a number of visual examples of mixed-use communities and asked the group to consider the elements of the images that were most appealing. Where should these elements be located within the opportunity area?*

**Responses**

- Shirlington – boulevard with housing around it
- Fairfax Center – retail is shorter and residential use is on the outside adjacent to existing residential use
- Community space for all seasons
- Open green/park space south of Little River Turnpike

- Taller buildings along the eastern portion of the opportunity area (subunits A-1, B-1); may include office – Towers would be signature focal points for the area; eye-catching lighting techniques
- Green space in the middle of A1/A2/A3 (Plaza at Landmark site)
- Restaurants w/ outdoor seating
- Wide sidewalks that can accommodate pedestrians and activities on both sides of Little River Turnpike
- Highest buildings near tower 5000? Edge of A1
- Up to 20 stories A1 taper 10 stories to 6 stories
- Shorter buildings (6 stories max) and stepped down to single family dwelling units
- Tallest 10 to 15 stories, step down to 6 to 4 stories
- 20 stories against the highway
- 5-6 stories throughout
- Harder to envision higher than 8 stories in areas away from metro

#### MIX OF USES BY SUBUNIT

*Referencing a map of the opportunity area, the group was then asked to consider where these envision different types of land uses. (Headings correspond to draft land units - the map can be referenced in the presentation from the July 10 Task Force meeting)*

#### **Responses**

##### **(All Subunits)**

- Civic / Institutional / residential / office / hotel

##### **(A1)**

- Tallest buildings, primarily residential – office / hotel

##### **(A2 and A3)**

- Residential / dining and retail mix (closer to existing residential)

##### **(A4)**

- Residential to be compatible w/existing residential (3-4 stories)
- Densities are scaled back in comparison to subunits (A1, A2, and A3)
- Existing uses should be retained
- Direct access to Little River Turnpike

##### **(B1)**

- No tall high-rises (taller structures would be locate closer to Little River Turnpike; heights would transition to down closer toward existing residential)

#### DESTINATION OR FOCAL POINT (where is it?)

- A2
- A2 or A3
- A3 – central space with shops around it (24 hrs. space)
- A1 – closed off streets during ‘off-peak’ hours (eg office) for markets festivals, civic events, etc.
- B Subunits – Fairfax Center (or Fairfax Corner) Typology

